



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

An Roinn Pleanála & Forbairt Maoine

Bloc 4, Urlár 3, Oifigi na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8.

Planning & Property Development Department,

Dublin City Council, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8.

T. (01) 222 2288

E. planning@dublincity.ie

Date: 17-Jan-2023

Brenda Butterly, McGill Planning Ltd.
22, Wicklow Street
Dublin 2

APPLICATION NO.	LRD6018/22-S3
REGISTRATION DATE:	14-Nov-2022
REQUEST DATE:	17-Jan-2023
REQUEST ORDER NO:	P2052
LOCATION:	Carlisle, Kimmage Road West, Terenure, Dublin 12
PROPOSAL:	Permission for a Large-Scale Residential Development at this site at "Carlisle", Kimmage Road West, Terenure, Dublin 12. The site is accessed from Kimmage Road West. It is located to the north and east of Ben Dunne Gym, south of Captain's Road, west of Brookfield Green and east of Park Crescent. The development will include the construction of 208 no. social and affordable housing units (104 no. 1 bed and 104 no. 2 bed apartments) within 5 no. blocks (with blocks 4 and 5 linked throughout), ranging in height up to 6 storeys. Block 1 will range in height from 4 to 6 storeys and will provide 46 no. units. - Block 2 will range in height from 4 to 6 storeys and will provide 48 no. units. - Block 3 will range in height from 4 to 6 storeys and will provide 46 no. units. - Blocks 4 and 5 will be linked. Block 4 will range in height from 4 to 5 storeys and will provide 38 no. units while Block 5 will be 5 storeys in height and will provide 30 no. units. All residential units have associated private balconies/terraces to the north/south/east/ west elevations. The proposal will also include provision of 100 no. car parking, 484 no. cycle parking and 6 no. motorcycle spaces located at undercroft and surface level. Vehicular/ pedestrian/cyclist access is provided off Kimmage Road West via the existing Ben Dunne Gym access route. All associated site development works, public open spaces, podium and ground level communal open space, landscaping, boundary treatments, plant and waste management areas, and services provision (including ESB substations) will be provided. Upgrades to the Irish Water network along Kimmage Road West are also accommodated.
APPLICANT:	1 Terenure Land Limited
APPLICATION TYPE:	Large Residential Development-3



PLEASE NOTE THE FOLLOWING

- Under Article 33/and/or Article 34 of the Planning & Development Regulations 2000 (as amended) , the application shall be declared to be withdrawn if the request for **FURTHER INFORMATION** is not complied with within a period of 6 months from the date of this request.
- To facilitate consideration of this proposal please clearly mark your reply **FURTHER INFORMATION** and quote the Application Number
- If you have any queries regarding this Further Information Request, **please contact the number shown above**

Dear Sir/Madam,

With reference to the above application, I am directed by the Assistant Chief Executive to formally request that you submit **six copies (seven copies in the case of a Protected Structure)** of the following **FURTHER INFORMATION** in accordance with Article 33/and/or Article 34 of the Planning and Development Regulations 2001 (as amended).

1. Drainage

The applicant is requested to address the following concerns of the Drainage Division — Drainage Division does not recommend this proposal on the basis that the design is contrary to the policies set out in the Development Plan 2022-2028 regarding surface water management, in particular SI21 Managing Surface Water Flood Risk, SI22 Sustainable Drainage Systems, SI23 Green Blue Roofs and SI25 Surface Water Management.

- The use of underground attenuation tanks is not in accordance with the design approach and hierarchy outlined in DCC policies. Attenuation tanks shall only be considered when all other SuDS systems have been utilised in the first instance and where alternative storage mechanisms are deemed unfeasible. Applicant is required to demonstrate this in the design. It is not clear why green areas are not being utilised as multi-functioning areas to support sustainable drainage design. The Planning Report and drawings suggest a blue roof has been incorporated into the design but this is not substantiated by the Infrastructure Report.

- There are inconsistencies between the body of the Infrastructure Report and the Appendices with respect to proposed attenuation and the design criteria are not evident.



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- The Infrastructure Report submitted with the application suggests that the required interception volumes are met however interception should be delivered at source and overprovision of interception in some areas to compensate for underprovision / no provision in others should be avoided. Extent of individual surface areas and corresponding volumes should be provided.

- It is not evident that proposed surface water infrastructure will be constructed in accordance with the Greater Dublin Regional Code of Practice for Drainage Works. Also the proposed management of surface water from the carpark is not acceptable. Section 20 of the Greater Dublin Regional Code of Practice for Drainage Works refers.

- It is not obvious from the Site Specific Flood Risk Assessment that the effect of the proposed development on neighbouring/adjacent sites and beyond the site boundary has been considered.

Signed on behalf of the Dublin City Council:

For Administrative Officer